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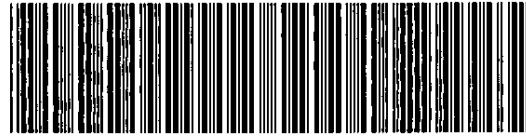
Special Instructions to Filing Officer:

L. SELLERS

JUN 20 2011

EXAMINER

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11 JUN 16 PM 4:19

SECRETARY OF STATE
TALLAHASSEE, FLORIDA



VIA FEDERAL EXPRESS
AIRBILL NO.: 7948 6682 9466

June 15, 2011

Department of State
Division of Corporations
Corporate Filings
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

RE: 1200 Duval Street, LLC

To Whom It May Concern:

Enclosed herein please find the original Articles of Organization of 1200 Duval Street, LLC, along with a check in the amount of ONE HUNDRED TWENTY-FIVE & 00/100^{ths} DOLLARS (\$125.00) to cover filing fees.

Should the same meet with the Department's approval, please file the Articles of record as soon as possible.

Sincerely,

Richard M. Klitenick *for*
RMK/ns
Enclosure as stated

c: clients (w/encs.)

ARTICLES OF ORGANIZATION

of

1200 DUVAL STREET, LLC

In order to form and create a limited liability company pursuant to Chapter 608 and Fla. Stat. §608.407 of the laws of the State of Florida, we do hereby execute and adopt these Articles of Organization to be filed with the Florida Department of State and do hereby state and certify the following:

ARTICLE I - NAME OF LIMITED LIABILITY COMPANY

In accordance with Fla. Stat. §608.406, the limited liability company's name shall be:

"1200 DUVAL STREET, LLC"

ARTICLE II - PERIOD OF DURATION OF LIMITED LIABILITY COMPANY

This limited liability company shall have a duration of ninety-nine (99) years from the effective date of these Articles of Organization. This limited liability company's existence is to begin at the date and time when these Articles of Organization are filed with the Florida Department of State, all in accordance with Fla. Stat. §608.409(1).

ARTICLE III - LOCATION OF PRINCIPAL OFFICE

The mailing and street address of this limited liability company's principal office is as follows:

Street Address:

5 Birchwood Drive
Key West, FL 33040

Mailing Address:

5 Birchwood Drive
Key West, FL 33040

ARTICLE IV - REGISTERED OFFICE AND REGISTERED AGENT

The street address of this limited liability company's initial registered agent address in the State of Florida is: *1009 Simonton Street, Key West, Florida 33040*. The name of the registered agent at such registered office is:

RICHARD M. KLITENICK, ESQ.

ARTICLE V - ADMISSION OF NEW MEMBERS

Members may admit additional new Members in compliance with the terms and conditions of this article. A new Member may be admitted into this limited liability company only if (i) such new Member acquires ownership units in this limited liability company, (ii) any first refusal rights or other restrictions on ownership unit transferability granted under

any operating agreement then in effect governing this limited liability company are complied with, (iii) such new Member agrees to comply with any operating agreement then in effect governing this limited liability company and (iv) such new Member executes such instruments as the other Members determine are necessary or desirable to effect such admission and to confirm the agreement of the person or entity being admitted as a new Member to be bound by all the covenants, terms and conditions of these Articles of Organization and any operating agreement then governing this limited liability company then in effect. Said new Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company in an amount commensurate with the formula prescribed in Article VIII hereof.

ARTICLE VI - CONTINUATION OF BUSINESS

The remaining Members of this limited liability company are specifically given the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or the occurrence of an event which terminates the continued membership of a Member in this limited liability company; it being the intent of the Members hereunder that the existence of this limited liability company be for the term of years set forth in Article II hereof.

ARTICLE VII - COMPOSITION OF MANAGEMENT

This limited liability company shall be managed by two (2) Managing Members, JUAN CARLOS BETANCUR and OLHA LYSYAK, during their lifetimes and no other persons or individuals shall have the right to manage this Limited Liability Company unless JUAN CARLOS BETANCUR and OLHA LYSYAK, or their survivor, resigns, dies, voluntarily retires or consents in writing to a successor Managing Member. Accordingly, this Limited Liability Company is to be a Managing Member-managed company as set forth in Fla. Stat. §608.407(d) and shall be so managed by JUAN CARLOS BETANCUR and OLHA LYSYAK until they resign, die, or retire, or consent to Successor Managing Members. Upon the resignation, death, or retirement, or written consent to a successor Managing Member of either or both JUAN CARLOS BETANCUR and OLHA LYSYAK, whichever first occurs, in such event, a successor Managing Member (or Members, as the case may be) shall be selected (i) in accordance with any then adopted Operating Agreement governing this Limited Liability Company or (ii) if no such operating agreement has been adopted, by majority percentage vote of Members holding a majority of Units in this Limited Liability Company.

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TALLAHASSEE, FLORIDA

In accordance with the foregoing, the name and address of the Managing Members of this Limited Liability Company are:

Name of Manager

JUAN CARLOS BETANCUR
OLHA LYSYAK

Address

5 Birchwood Drive
Key West, FL 33040

Notwithstanding anything to the contrary contained in Fla. Stat. §608.426 (or successor section) the Managing Members shall have sole discretion in making decisions to make distributions to members from this Limited Liability Company. Furthermore, since this limited liability company is to be a Managing Member-managed company, the Managing Members shall have all of the rights afforded under Fla. Stat. § 608.422(4)(b) (or successor statute); and the rights afforded the Managing Members hereunder shall not be abridged by any subsequent amendments to this limited liability company's Operating Agreement.

ARTICLE VIII - OWNERSHIP UNITS

The maximum number of ownership units that this limited liability company is authorized to have outstanding is One Thousand (1,000) units, all of which shall be identical units. This limited liability company is not obligated to issue all of its authorized outstanding units but rather may issue to initial Members a portion of its authorized ownership units and reserve a portion of such ownership units for future authorization to future Members, if any. Each of such ownership units shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one is the numerator and the total number of units outstanding is the denominator. Each Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company (to the extent distribution is authorized) in an amount equal to that ratio in which the number of units held by that Member is the numerator and the total number of units outstanding is the denominator.

ARTICLE IX - PURPOSE OF LIMITED LIABILITY COMPANY

The purpose for which this limited liability company is formed is to engage in any lawful acts or other activities for which limited liability companies may be formed under Chapter 608 of the Florida Statutes. Additionally, this limited liability company may engage in ownership, investment in, purchase, leasing, sale and improvement of real property and/or other financial ventures, and any and all other lawful businesses.

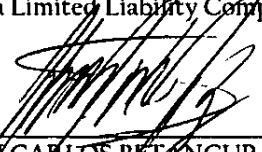
ARTICLE X - OPERATING AGREEMENT


Upon the majority consent of all members hereto, this limited liability company may adopt an "Operating Agreement" which shall govern the operations of this limited liability company, shall prescribe the method for electing the manager and designating successors and shall, if the Members so elect, grant first refusal rights or other restrictions on

ownership unit transferability and govern legal arrangements among Members. Nothing in these Articles of Organization shall compel the Members to adopt such an Operating Agreement unless they deem same desirable.

IN WITNESS WHEREOF, the undersigned Member of this limited liability company has executed these Articles of Organization on this 16th day of June, 2011.

1200 DUVAL STREET, LLC,
a Florida Limited Liability Company

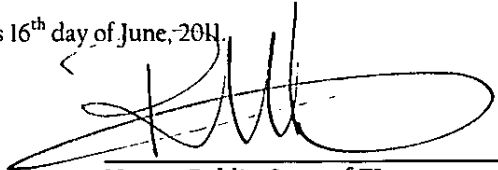
By: 
JUAN CARLOS BETANCUR

By: 
OLHA LYSYAK

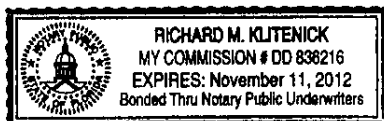
STATE OF FLORIDA
COUNTY OF MONROE

BEFORE ME, an officer duly qualified to take acknowledgments, personally appeared JUAN CARLOS BETANCUR and OLHA LYSYAK, the signors who appeared before me at the time of this notarization, and are personally known to me or have produced N/A as identification and are known to be the persons described in and who executed the foregoing Articles of Organization and they acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal on this 16th day of June, 2011.


Notary Public-State of FL

(STAMP/SEAL)



**CERTIFICATION DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN
FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Sections 608.415 and 48.061, Florida Statutes, the following is submitted:

That **1200 DUVAL STREET, LLC**, desiring to organize or qualify under the laws of the State of Florida as a limited liability company with its principal place of business in Key West, FL, has named **RICHARD M. KLITENICK, ESQ.**, as its agent to accept service of process.

1200 DUVAL STREET, LLC,
a Florida Limited Liability Company

By: _____

JUAN CARLOS BETANCUR
Member & Manager
June 16, 2011


By: _____

OLHA LYSYAK
Member & Manager
June 16, 2011

ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT

Pursuant to the provisions of the Florida Limited Liability Company Act, Chapter 608 of the Florida Statutes, the undersigned does hereby accept this appointment as Registered Agent on whom process may be served within the State of Florida for the limited liability company named in the foregoing Amended and Restated Articles of Organization and by affixing such Registered Agent's signature below states that he is familiar with, and accepts the obligations of that position.

REGISTERED AGENT:



RICHARD M. KLITENICK, ESQ.
June 16, 2011